

1 Jeffrey I. Golden, A Partner of  
2 **GOLDEN GOODRICH LLP**  
3 3070 Bristol Street, Suite 640  
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7 Chapter 7 Trustee

10 **UNITED STATES BANKRUPTCY COURT**  
11 **CENTRAL DISTRICT OF CALIFORNIA**  
12 **SANTA ANA DIVISION**

13 In re

14 JAMIE LYNN GALLIAN,

16 Debtor.

Case No. 8:21-bk-11710-SC

Chapter 7


**CHAPTER 7 TRUSTEE'S REPORT OF  
SALE (FRBP 6004(f)(1))**

**[No Hearing Required]**

18 **PLEASE BE ADVISED** that on April 10, 2025, the above-captioned Court  
19 approved the sale (the "Sale") of assets as listed in the Report of Sale attached hereto.  
20 The Sale was approved pursuant to a properly noticed motion filed by the duly appointed  
21 chapter 7 trustee of the instant bankruptcy estate, Jeffrey I. Golden (the "Trustee"). The  
22 attached Report of Sale provides a description of the property sold, name of the buyer,  
23 and the price received. The Sale has been completed.

24 Respectfully submitted,

26 Dated: July 2, 2025

27   
28 **JEFFREY I. GOLDEN**  
Chapter 7 Trustee

**REPORT OF SALE**

**Property Sold:** 16222 Monterey Lane, Space 376  
Huntington Beach, CA 92649

**Buyer:** Gregory A. Peplin

**Purchase Price:** \$276,000.00



6615 E. Pacific Coast Highway, Suite 240 • Long Beach, CA 90803  
OFFICE (562) 493-9393 • Fax: (562) 493-9357

Escrow No.: 0000065248-08  
Escrow Officer: Janice Bracht  
Date: June 30, 2025

**SELLER'S FINAL SETTLEMENT STATEMENT**

**PROPERTY:** 16222 Monterey Lane Space 376      **DATE:** June 30, 2025  
Huntington Beach, CA 92649  
**CLOSING DATE:** June 30, 2025  
**DISBURSEMENT DATE:** June 30, 2025  
**SELLER:** Bankruptcy Estate of Jamie Lynn      **ESCROW NO.:** 0000065248-08  
Gallian

	<u>DEBITS</u>	<u>CREDITS</u>
<b>FINANCIAL CONSIDERATION</b>		
Total Consideration		276,000.00
Buyer Broker Compensation	8,280.00	
Seller Credit to Buyer	600.00	
Deposit direct to Seller	8,280.00	
<b>PRORATIONS/ADJUSTMENTS</b>		
County Taxes at \$431.66/annually from 06/30/2025 to 07/01/2025		1.20
<b>COMPENSATION CHARGES</b>		
Coldwell Banker Realty	8,280.00	
<b>DEPT. of HOUSING - Dept of Housing &amp; Community Development</b>		
Duplicate Fees	50.00	
<b>OTHER DEBITS/CREDITS</b>		
MyNHD, Inc. for Natural Hazard Disclosure Report	94.95	
Cardinal Escrow, Inc for Upfront HCD Fee	35.00	
Gregory Bingham to reimbursement for The Junkluggers	1,120.00	
Trustee Insurance Agency, Inc for Trustee Insurance	3,747.10	
Hold For HCD Transfer Clearance	75.00	
<b>TITLE/TAXES/RECORDING CHARGES</b>		
Property Taxes 2nd 1/2 for 24/25 to Orange County Tax Collector	497.83	
Conditional Tax Clearance Certificate to Orange County Tax Collector	10.00	
<b>ESCROW CHARGES - Cardinal Escrow, Inc.</b>		
Title - Escrow Fee	1,500.00	
<b>Net Proceeds</b>	243,431.32	
<b>TOTAL</b>	\$ 276,001.20	\$ 276,001.20

**SAVE THIS STATEMENT FOR INCOME TAX PURPOSES**

jlb

## PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:

**3070 Bristol Street, Suite 640, Costa Mesa, CA 92626**

A true and correct copy of the foregoing document entitled (*specify*): **CHAPTER 7 TRUSTEE'S REPORT OF SALE (FRBP 6004(f)(1))** will be served or was served (a) on the judge in chambers in the form and manner required by LBR 5005-2(d); and (b) in the manner stated below:

**1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):** Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On **July 2, 2025**, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

Bradford Barnhardt bbarnhardt@marshackhays.com, bbarnhardt@ecf.courtdrive.com, alinares@ecf.courtdrive.com  
Christopher L Blank chris@chrisblanklaw.com  
Aaron E. De Leest adeleest@marshackhays.com, adeleest@marshackhays.com, alinares@ecf.courtdrive.com  
Robert P Goe kmurphy@goeforlaw.com,  
rgoe@goeforlaw.com; goeforecf@gmail.com; Goe.RobertP.R@notify.bestcase.com; ajohnston@goeforlaw.com  
Jeffrey I Golden (TR) lwerner@go2.law, kadele@go2.law; C205@ecfbis.com  
D Edward Hays ehays@marshackhays.com,  
ehays@ecf.courtdrive.com; alinares@ecf.courtdrive.com; cmendoza@marshackhays.com; cmendoza@ecf.courtdrive.com  
Brandon J. Iskander biskander@goeforlaw.com, kmurphy@goeforlaw.com  
Eric P Israel epi@lnbyg.com, danninggill@gmail.com; eisrael@ecf.inforuptcy.com  
Shantal Malmed shantal.malmed@gmlaw.com, cheryl.caldwell@gmlaw.com  
Shantal Malmed , cheryl.caldwell@gmlaw.com  
Mark A Mellor mail@mellorlawfirm.com, mellormr79158@notify.bestcase.com  
Laila Rais lmasud@marshackhays.com,  
lmasud@ecf.courtdrive.com; lbuchanan@marshackhays.com; alinares@ecf.courtdrive.com  
Valerie Smith claims@recoverycorp.com  
United States Trustee (SA) ustpregion16.sa.ecf@usdoj.gov

☐ Service information continued on attached page

### 2. SERVED BY UNITED STATES MAIL:

On Date, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

**3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL** (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (*date*) Date, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

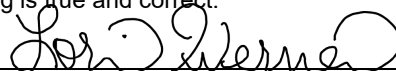
I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

July 2, 2025

Date

Lori Werner

Printed Name

  
Signature